

# 3 Orchard Court Kingussie PH21 1LH

OFFERS OVER £115,000

Affordable One Bedroom Mid-Terraced Bungalow Centrally Located In Kingussie



## Features:

- Spacious Lounge & Modern Shower Room
- Full Double Glazing & Electric Economy Heating
- Perfect Starter or Retirement Home With Outdoor Space
- Well Maintained Garden Grounds
- Multiple Parking Spaces
- Great Location Close To Amenities & Facilities

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No 3 Orchard Court is a one bedroom mid-terraced bungalow, set within a quiet cul-de-sac of similar affordable houses. The property, which is in good condition, benefits from UPVC double glazing, electric economy heating and an open fire. The accommodation includes a spacious lounge with two windows to the front offering limited views of surrounding hills, a comfortable sized kitchen with options to extend and a newly fitted shower room. The property benefits from both front and rear garden grounds with communal on-street parking spaces.

The property offers an excellent opportunity for a first time buyer or for someone looking to purchase a buy to let investment.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

The charming town of Kingussie is located within the Cairngorms National Park and is in one of the most accessible parts of the Highlands having excellent links to both North and South via the A9 trunk road and the main line railway. The airport in Inverness is approximately 50 miles away, giving access to all the main cities and further afield. The surrounding countryside is a haven for wildlife with a wealth of excellent rural sporting activities nearby. There are also many outdoor pursuits available such as hill walking, climbing, mountain biking, wind-surfing, ski-ing and snowboarding. There are several renowned golf courses in the area.

Kingussie has many facilities including a primary school, high school, medical practice, shops, restaurants, coffee shops, library, art gallery, sports centre, golf course, tennis courts, bowling green and many other activities, organisations and clubs for all age groups.





## ACCOMMODATION:

### Entrance Vestibule

Entrance door with glazed panel opens into the vestibule. Coat hooks. Low level cupboard housing the electricity meter and fuses. Pendant light. Door to lounge.

### Lounge

3.32m x 5.24m

Spacious room with windows to the front overlooking the garden and with some views of the surrounding hills. Open fireplace with tiled hearth, surround and mantelpiece. Space for furniture. Smoke detector. Pendant light. Two radiators. Fitted carpet. Double sliding doors to the bedroom and doors to the kitchen and inner hall.

### Kitchen

4.77m x 2.01m (Including Store)

Fitted base and wall units incorporating stainless steel sink with drainer. Spaces for freestanding cooker, automatic washing machine, and fridge-freezer. Wall tiling above the worksurfaces. Large storeroom which could be used to extend the kitchen area. Window to the front overlooking the garden. Fluorescent light. Fitted carpet.

### Hallway

Doors off to the bedroom and shower room. Three storage cupboards. Loft hatch. Smoke alarm. Pendant light. Fitted carpet. Door to rear garden.

### Bedroom 1

3.31m x 3.22m

Bright and spacious room with large window to the rear, overlooking the garden and offering great views of surrounding hills. Adequate space for bedroom furniture. Panel heater. Pendant light. Fitted carpet. Double doors to the lounge.



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## Shower Room

2.11m x 1.80m

Modern three piece white suite comprising of a WC, wash hand basin and corner shower cubicle with electric shower. Waterproof wall panelling. Heated towel rail. Ceiling light. Vinyl flooring. Opaque window to the rear.

## Outside

The front garden is bounded with timber fencing and laid to lawn with a mixture of plants, trees, and shrubs. Paved steps lead up to the front door. The well maintained rear garden is mainly laid to lawn with a mixture of flower borders, plants and shrubs. Patio area offering space for garden furniture. Timber garden shed. Coal bunker. The rear garden can be accessed from a lane that runs behind the property.

## INCLUDED:

Fitted floorcoverings, blinds and light fittings.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band B (£1500 pa 2023/24), including water rates. Discounts are available for single home occupancy.

## HOME REPORT

A Home Report is available for this property. Please use the below link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=DV9%2fCdr1n55hvfa8WpB5g%3d%3d>
- Energy Performance Certificate Rating: Band E

## PRICE

Offers Over £115,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents

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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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